

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274  
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevlop>



## **Development Review Committee Meeting** **August 1, 2005**

### **Members Present-**

Robbie Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Keith Hunter-Environmental Health, Becky Howard-Deputy Clerk, Barry Ginn-Barrineau & Ginn Engineering, Terry Neal-Attorney, Dale Parrett-Public Works, Mike Springstead-Springstead Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:02 P.M.

### **Approval of Minutes-**

Mrs. Webb made a motion to approve the minutes from July 25, 2005. Mr. Springstead seconded the motion and the motion carried.

### **OLD BUSINESS-**

None

### **NEW BUSINESS-**

#### **VOS: Unit 144 – Major Development – Preliminary Plan Review**

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary plan approval to develop a 77-unit subdivision. Staff comments were discussed and consisted of the following items of concern: vicinity map, updated construction detail manual, and landscape plan. Engineering comments were discussed and consisted of the following item of concern: show all street signs on final engineering plans.

Mrs. Webb moved to approve the preliminary plan, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

Mr. Springstead excused himself at 2:05 PM.

#### **Rinker Materials/Bushnell Site – Engineering Plan Review**

Don Bears, Engineering Construction Manager for Rinker Materials, was present and requesting engineering approval to construct a concrete block manufacturing plant. All regulatory agency permits are required. Plan modifications have been submitted to Florida Department of Environmental Protection. Ingress/egress will be from C-48 only. OSHA approved back-up alarms will be installed. Acoustical doors will be used at the plant. The existing entrance on CR 745 needs to be cleaned up and will be closed. Necessary repairs to CR 745 will need to be made. The applicant is awaiting the traffic study results from Tindale-Oliver and Associates, which will not hold up construction. Final engineering approvals will be based on all site conditions being met. A decel lane may be required within the existing right-of-way.

The pipe shown on the plans located in the right-of-way is for the purpose of overall outflow of natural historic discharge. On-site water retention was discussed. Stormwater calculations and road designs need to be submitted.

Mr. Ginn moved to approve the engineering plans, subject to all committee requests being addressed, such as the following items: stormwater calculations, regulatory agency permits, decel lane, and all site conditions. Mr. Hunter seconded the motion and the motion carried.

**Public Forum-**

Ron Grant, Grant and Dzuro, was present and requesting site permit extensions for the expiration dates on the following projects:

- Unit 124
- Crestwood Villas
- Rosedale Villas
- Unit 142
- Unit 145
- Unit 123
- Bonita Villas

Mrs. Webb made a motion to approve the requests for an additional year. Mrs. Howard seconded the motion and the motion carried.

The next meeting is scheduled for August 8, 2005.

Meeting adjourned at 2:22 PM.